

DUFFY HOME INSPECTION SERVICE, INC.

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RESIDENTIAL COMBINATION INSPECTOR, CERTIFIED No. 5186679-R5
ASHI MEMBER NO. 203616, GENERAL BUILDING CONTRACTOR No. 663625

This report is prepared for the sole, confidential, and exclusive use of the client indicated below, the inspector accepts no responsibility for use or misinterpretation by third parties. Although we have inspected the property to the best of our ability, due to the complexity and quantity of items in any home/building there may be defects that were not detected in our visual inspection.

GENERAL DESCRIPTION:

Terms:

1. Throughout this report, the terms "right" and "left" are used to describe sides of the home as viewed facing the front of the home from the street.
2. Although some maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.
3. I recommend that when repairs are needed that all repairs be performed by qualified, licensed contractors in their particular disciplines.
4. This company is not qualified to render an opinion about termite or pest infestation. However, if evidence of termite (or pest) damage or termite (or pest) trails are seen, it will be noted and you should consult with a termite (or pest) professional.
5. All CODE citations are taken (Unless Noted Otherwise) from the 2000 Edition of the CABO One and Two Family Dwelling Code (International Residential Code for One and Two Family Dwellings) and the Georgia State Amendments to the CABO One and Two Family Dwelling Code (2000 Edition). The purpose of the code is to provide minimum standards for the protection of life, limb, health, property, environment and for the safety and welfare of the consumer, general public, and the owners and occupants of residential buildings (see CODE R101.3). If your builder does not agree with an interpretation of the code(s) citation(s) below, contact the local municipality or the Georgia Department of Community Affairs at 404-651-8600 or 1-800-869-1123 for the official interpretation.
6. I recommend your builder provide warranty information on appliances and materials used in your home. This should included but not limited to manufactures warranties on windows, doors, wall claddings, and roof shingles.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: 0-00-2006.
TIME OF INSPECTION: 12:30 noon.
CLIENT NAME: Mr. Mat Jones.
PHONE #: 404-000-5555.
E-MAIL ADDRESS: euwww@comcast.com.

INSPECTION
LOCATION:

000 Jones Drive.



CITY, STATE, ZIP: Atlanta, GA 30003.
LOT #: 46.

CLIMACTIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Damp.
APPROX OUTSIDE
TEMP, TIME OF
INSPECTION: 50 Degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE
OF HOUSE,
BUILDING: New home.
BUILDING TYPE: 1 family.
STORIES: 2 story with basement.
SPACE BELOW
GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE
DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED? No.
CLIENT PRESENT: Yes.

TIME

ALLOCATION: 2 hours travel time; 4 hours on site, and 2.5 hours on report.

PAYMENT INFORMATION:

TOTAL FEE: \$0000.

PAID BY: Check, thank you.

GROUNDS

DRIVEWAY:

TYPE: Concrete.

DRIVE CONDITION: 1. Remove all the 1x4 forms, right side (top).
2. Cracks noted are typical, recommend monitoring all cracks in the future. *Note: I recommend you monitor for voids in the future (especially next to the garage area).*



FOOTPATH TYPE: Concrete.

FOOTPATH CONDITION: Cracks noted are typical, recommend monitoring all cracks in the future. *Note: I recommend you monitor for voids in the future.*

RETAINING WALLS:

TYPE: Concrete, Brick.

RETAINING WALL CONDITION: No guardrail installed on the top of the retaining wall (left side of driveway). The top of the wall is located more than 30" above the finished grade. Porches, balconies or raised floor surfaces located more that 30" above the floor or grade below should have guardrails not less than 36" in height (see CODE R316.1, 2000 Edition). *Note: A railing is installed on the front wall.*



GRADING:

FRONT GRADE:

1. Soil settlement / movement noted. This is a good indication the soil was properly compacted. Backfill should be placed in 6" to 8" layers and tamped to consolidate the fill, to remove / prevent voids where water might collect.



2. Very wet section of sod noted (*right side, below the lower retaining wall*). I was unable to determine what is causing this condition. It's



possible one or more of the sprinkler lines are damaged or leaking, further evaluation is needed.

3. The grade is flat next to the foundation. Final grade should have a downward slope away from the home along all sides of the foundation walls / slabs. The final grade should provide a minimum slope of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales should be provided to ensure drainage away from the structure (see CODE R401.3, 2000 Edition).

RIGHT GRADE:

- 1. The sod around the storm drain is damaged, repair as needed.
- 2. The cover over the storm drain needs to be anchored in place. This is recommended for safety enhancement.



FOUNDATION DRAINAGE CONDITION:

Visible portion(s) appear serviceable.

FRONT PATIO/PORCH:

TYPE: Brick.
PATIO/PORCH
CON, CONDITION: Cracks noted - typical, recommend monitoring of all cracks in the future.
PATIO/PORCH
RAILING TYPE: Metal.
RAILING
CONDITION: Appears serviceable.
PORCH VERTICAL
SUPPORTS TYPE: Wood.
VERTICAL
SUPPORT
CONDITION:

The vertical supports (*4x4's inside*) are not secured at the base. Vertical supports should be restrained to prevent lateral displacement at the bottom (see CODE R407.3, 2000 Edition).



PORCH STAIRS,
TYPE: Brick.
PORCH , STAIR(S)
CONDITION: Settlement cracks noted, repair and monitor all cracks in the future.

REAR PATIO/PORCH:

TYPE: Stone.
PATIO/PORCH
CON, CONDITION: *1. See termite comments.
2. Low areas noted, this condition will typically allow water to accumulate in heavy rains (standing water at time of the inspection). See gutter comments.*



DECKS:

TYPE: Wood.

DECK CONDITION:

Rust and corrosion starting to accrue (bolts, joist hangers and flashing). The Environmental Protection Agency (EPA) banned chromated copper arsenate (CCA) as a preservative for wood intended for residential use (except for the lumber that is used in permanent wood foundations). Some of the new treated lumber products that are now being used are more corrosive than CCA, which means installers have to adjust their fastener and connector use to ensure that the metals do not rust or corrode. The switchover from CCA for most residential use officially began on Jan. 1, 2004. At that point, treatment manufacturers ceased production, although remaining inventories can still be stocked, sold, and installed until supplies run out. Builders across the country have switched from the treated lumber mainstay to new alternative treated products for decks, sill plates, and other applications. Taking CCA's place as a preservative are two waterborne compounds: alkaline copper quat (ACQ types B and D) and copper azole (CBA-A, CA-B). Sold under the trade names Preserve, Nature Wood, and Natural Select. These EPA-approved low-toxicity pesticides resist bugs, mold, and rot as effectively as CCA.



But while the new lumber has proven as effective against bugs and decay as CCA, testing shows that ACQ and copper azole are more corrosive than CCA, raising concerns about how fasteners and hardware will hold up over time. Before the official phase-out began, lumber treaters, fastener manufacturers, and other industry groups began ramping up efforts to educate installers, dealers, and the rest of the industry on the appropriate fasteners and hardware for the new materials. Generally, treatment manufacturers are recommending a minimum of stainless steel fasteners or hot-dipped galvanized fasteners that meet ASTM A153 standards and connectors that meet ASTM A653 Class G185 sheet or better, as well as fasteners tested and recommended by individual fastener manufacturers. See Southern Pine Advisory at the end of the report.

DECK RAILING
TYPE:

Wood.

DECK, RAILING
CONDITION:

Appears serviceable.

DECK FLASHING:

See deck condition, regarding deck fasteners.

DECK BOLTS:

See deck condition, regarding deck fasteners.

GIRDERS/BEAM
TYPE:

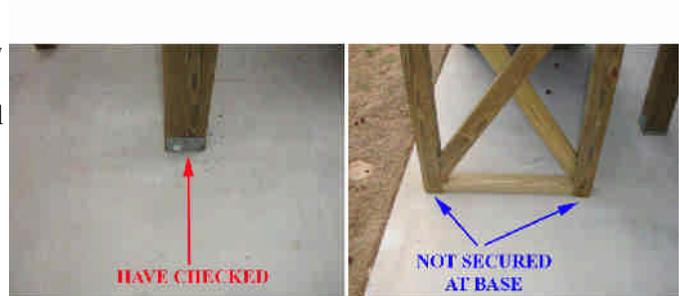
Wood.

BEAM CONDITION: Appears serviceable.

DECK VERTICAL SUPPORT TYPE: Wood, 4X4's, 6x6's.

VERTICAL SUPPORT CONDITION:

1. See deck condition, regarding deck fasteners.
2. The "4x4" vertical supports (*under the stairs*) are not secured at the base. Vertical supports should be restrained to prevent lateral displacement at the bottom (see CODE R407.3, 2000 Edition).



DECK STAIRS, TYPE: Wood.

DECK, STAIR(S) CONDITION:

1. The handrail(s) are not the correct size. Handrails that are 2x4's or larger are difficult to grip. Handrails should have either a circular cross section with a diameter of 1 1/4" to 2", or a noncircular cross section with a perimeter dimension of at least 4" but not more than 6 1/4" and a largest cross section dimension not exceeding 2 3/4". Edges shall have a minimum radius of 1/8" (see CODE R315.2, 2000 Edition and GA Amendments).
2. The sturdiness of the handrail / guardrail needs further evaluated for safety. Guardrails and handrails should be able to withstand 200 pounds per square foot in any direction at any point along the top (see CODE Table R301.4, 2000 Edition).



EXTERIOR

WALLS:

MATERIAL: Fiber Cement siding, Brick Veneer, Stacked-stone.

FIBER CEMENT SIDING CONDITION:

Loose section of siding noted, back wall (*outside master sitting area, below window*). All exterior walls should be covered with approved materials designed and installed to provide a barrier against the weather and insects to enable environmental control of the interior spaces (see CODE R703.1, 2000 Edition).



BRICK CONDITION:

1. Cracks noted in the brick, left wall (above the back garage door). I recommend cracks be evaluated and repaired by a qualified contractor, after the repairs are performed recommend

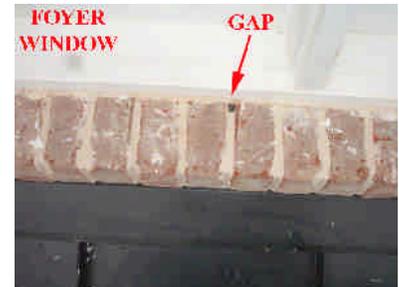


monitoring all cracks in the future if cracks increase or reappear consult with a structural engineer.

2. No slope provided on the brick at "some" of the window sills. All brick at the window sill's should have a slope of 15 degrees min (see Figure R703.7, 2000 Edition or Window Sill Detail).

3. No weepholes provided in *some sections* of the brick veneer, left wall (below master closet window, check all areas). Weepholes should be provided along the bottom (above the first course of brick), above **all** headers and below **all** window sills a maximum spacing of 33 inches on center and should be 3/16 inch in diameter (see CODE R703.7.6 / Figure R703.7, 2000 Edition).

PAINT PHOTO:

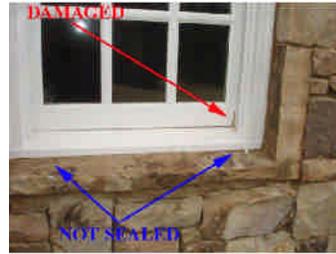


EXTERIOR PAINT:

1. Ladder marks noted on the wall, back (*above master bedroom window*).
2. Gap noted between the window sill and the brick, front wall (*foyer window*), seal as needed.



3. Some sections of the siding / trim are not painted, front porch (*left side, soffit area outside the master closet, back wall, area outside the master bedroom*).



4. Some of the siding penetrations were sealed with a foam sealer. Most foam sealers are UV sensitive and the sunlight is or will deteriorate the material. Either protect the sealer from the sunlight or replace.
5. Caulking is needed, around the side jams of the windows, where the window trim comes in contact with the stone (*check all windows*).
6. The exterior door thresholds need to be sealed (*gaps noted*). All corner boards, vents, wires, pipes, electrical boxes, etc; should be sealed to prevent moisture entry and air leakage (see International Energy Conservation Code 502.1.4.2 or Infiltration Control Detail # 19, GA Amendments).

TRIM:

MATERIAL:

Wood, Vinyl.

TRIM CONDITION:

1. Section of trim damaged, double car garage (*back door, top*), replace as needed.
2. Loose shutter noted, front wall (*front right bedroom, right side*), repair as needed.
3. Some of the corner boards are in contact with the concrete, back porch (*condition conducive to termite infestation*). All lumber in contact with the foundation / slab should be pressure treated (see CODE R323.1 # 7, 2000 Edition). All wood trim should be a minimum of 6" above grade (see CODE R323.1 # 5, 2000 Edition). *Note: See termite comments.*



EAVES, SOFFITS,
FACIA:

Appear serviceable.

FLASHING DOORS/WINDOWS:

FLASHING
CONDITION:

The flashing above the basement door was not installed properly. The flashing should extend out past the top edge of the door / window trim by 1/4" and turn down at a 45 degree angle. Approved corrosion-resistive flashing should be installed over the exterior doors and windows (see CODE R703.8,2000 Edition). *See other doors and window.*



CHIMNEY:

MATERIAL:

Perfabricated chimney enclosed by wood framing and siding material the same as the exterior walls.

CHIMNEY
CONDITION:

Appears serviceable.

FUEL SYSTEM'S:

METER/TANK
LOCATION-
CONDITION:

The gas meter is located on the right side of the home. Corrosion / Rust noted on the gas piping, next to the meter, prime/paint as needed with a paint suitable for metal. Aboveground outside piping should be protected from physical damage / corrosion by coating or wrapping with an inert material (see 404.7, Standard Gas Code).



WATER METER
LOCATION:

Front left side of driveway. The cover is missing off the meter, install as needed.



WATER PRESSURE /
CONDITION:

50 psi. Appears serviceable.

TERMITE / PESTS

SUBTERRANEAN
TERMITE
CONTROL:

The wall cladding (*back porch*) is in contact with the concrete / stone (*no 2" space*). In areas favorable to termite damage as established by Table R301.2(1), methods of protection shall be by chemical soil treatment, pressure preservative treated wood in accordance with the AWPA standards listed in Section R321.1, naturally termite-resistant wood or physical barriers (such as metal or plastic termite shields), or any combination of these methods. Clearance between exterior wall cladding (except masonry veneer) and the top of the finished grade shall be at least 6 inches, and a 2 inch clear inspections space is required between the bottom of the wall cladding and the top of paved areas, e.g. driveway, footpath, patio (see CODE R324.1, and GA Amendments).



ROOF SYSTEM

ROOF SYSTEM:

STYLE: Gable, Hip.
TYPE: Asphalt Shingles, Metal.
OF LAYERS: 1 Layer.
ROOF ACCESS: Walked on roof.
ROOF COVERING STATUS:

1. Some of the shingles are overhanging the fascia board, back (right side, outside the master sitting area).
2. Incorrect nailing noted, main roof (back right, next to ridge, exposed nails heads). Some of the nail(s) are not being protected / covered by the upper adjacent course of shingles. A minimum of four nails per shingle is recommended. Two of the nails should be placed approximately 1" in from each end; the other two should be placed directly (5/8") above the center of each cut-out (see CODE R905.2.5 / R905.2.6, 2000 Edition or Manufacturer's printed instructions). I recommend the entire roof area be checked for incorrect nailing of the shingles.
3. Damage / cracked shingles noted, roof above the single garage (back right). Damaged shingles could turn into a roof leak. All damaged shingles should be replaced. Roof shingles should provide a barrier against the weather to protect its supporting elements and structure beneath (see CODE R903.1, 2000 Edition).



EXPOSED FLASHING:

FLASHING TYPE: Metal, Composition, Rubber.
FLASHING CONDITION:

Nails noted in the exposed areas of the flashing, roof vent(s), furnace vent(s), plumbing vent(s). Nails should not be used in the exposed areas of the flashing. If and when nails are used, the nail heads should have asphalt plastic cement applied over them. Flashing against vertical walls, as well as soil stack, vent pipe and chimney flashing, should be applied according to asphalt shingle manufacturer's printed instructions. Flashing should be installed in such



manner as to prevent moisture from entering (see CODE R903.2, 2000 Edition or the shingle Manufacturer's printed instructions).

GUTTERS & DOWNSPOUTS:

TYPE: Full, Aluminum.

GUTTER CONDITION: 1. Debris in gutter(s), recommend having the gutters cleaned.
2. End missing off the downspout, back right corner. See back porch comments.
3. Damaged section of gutter, front (above the single garage, left side), replace as needed.
4. I recommend routing all the downspouts away from the building. This will help with drainage around the foundation.



KITCHEN - APPLIANCES

KITCHEN:

SINK TYPE: Stainless Steel.

SINK CONDITION: Appears serviceable.

FAUCET CONDITION: Faucet is serviceable.

SPRAY WAND CONDITION: Spray wand is serviceable.

PLUMBING UNDER SINK: Plumbing under the sink is serviceable.

GARBAGE DISPOSAL CONDITION: Appears serviceable.

DISPOSAL WIRING: Wiring appears serviceable.

COOK TOP TYPE / CONDITION: Gas, Appears serviceable.

STOVE / OVEN, TYPE / CONDITION: Electric. The breaker(s) for the stove / oven, were in the "OFF" position at the time of the inspection (*could not be tested*). Have them turned "ON" and checked before closing.

VENTILATION
TYPE AND
CONDITION:

Downdraft. The downdraft would not respond to normal operating controls, repair / replace as needed.

REFRIGERATOR
TYPE AND
CONDITION:

Not installed at the time of the inspection.

DISHWASHER
CONDITION:

The dishwasher is not secured to the counter top, repair as needed.



COUNTER AND
CABINET
CONDITION:

Caulking / re-grouting is needed, where the counter top / backsplash comes in contact with each other.

SWITCHES/
FIXTURES/
OUTLETS:

Some of the outlets are loose (*see stickers*). Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

LAUNDRY

LAUNDRY:

LOCATION:

Service area main floor.

PIPING (WATER
AND WASTE):

Visible portion(s) appear serviceable.

ELECTRICAL
OUTLETS:

The 120 outlet is loose. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

GAS PIPING:

No gas service viewed.

DRYER VENTING:

Dryer venting is provided, visible portion appear serviceable. **NOTE:** *Lint can built-up in the dryer vent over time, recommend it be cleaned on a yearly basis.*

LAUNDRY SINK:

Appear serviceable.

FAUCET: Appears serviceable.
 DRAIN LINE: Drain appear serviceable.
 CATCH PAN: *No pan provided for under the washing machine, its not required only recommended.*
 FLOOR TYPE
 CONDITION: Floor covering tile, General condition appears serviceable.

BATHROOMS

BATHROOM AREA:

BATH LOCATION: Guest bathroom.
 CONDITION OF SINK: Appears serviceable.
 FAUCET CONDITION: Faucet is serviceable.
 DRAIN LINE: Drain appear serviceable.
 CONDITION OF TOILET: Appears serviceable.
 TUB/SHOWER PLUMBING FIXTURES: Adjustments needed (*guest bathroom*), water is flowing to the tub faucet and the shower head at the same time, repair as needed.

TUB/SHOWER AND WALLS: The tub is damaged / chipped, guest bathroom, repair / replace as needed.



FIXTURES AND OUTLETS: Loose outlet noted, guest bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATH VENTILATION: No backdraft damper installed (*exterior section, right wall*). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3, 2000 Edition).

FLOOR TYPE
 CONDITION: Tile, General condition appears serviceable.

BATHROOM AREA:

BATH LOCATION:	Jack / Jill.
CONDITION OF SINK:	Appears serviceable.
FAUCET CONDITION:	Faucet is serviceable.
DRAIN LINE:	Drain appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Adjustments needed (<i>Jack / Jill bathroom</i>), water is flowing to the tub faucet and the shower head at the same time, repair as needed.
TUB/SHOWER AND WALLS:	Caulking and/or re-grouting is needed to prevent water intrusion, Jack / Jill bathroom (Refer to page 23 in the Home Maintenance book).
FIXTURES AND OUTLETS:	Loose outlet noted, Jack / Jill bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).
BATH VENTILATION:	No backdraft damper installed (<i>exterior section</i>). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3,2000 Edition).
FLOOR TYPE CONDITION:	Tile, General condition appears serviceable.
BATHROOM DOOR(S):	Adjustments needed, Jack / Jill bathroom (<i>door to front bedroom</i>), repair as needed.

BATHROOM AREA:

BATH LOCATION:	Front, left.
CONDITION OF SINK:	Appears serviceable.
FAUCET CONDITION:	Faucet is serviceable.
DRAIN LINE:	Drain appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable (Refer to page 23 in the Home Maintenance book).

FIXTURES AND
OUTLETS:

Loose outlet noted, front left bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATH
VENTILATION:

No backdraft damper installed (*exterior section*). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3, 2000 Edition).

FLOOR TYPE
CONDITION:

Tile, General condition appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF
SINK:

Appears serviceable.

FAUCET

CONDITION:

Faucet is serviceable.

DRAIN LINE:

Drain appear serviceable.

CONDITION OF
TOILET:

Appears serviceable.

TUB/SHOWER
PLUMBING
FIXTURES:

Appears serviceable.

TUB/SHOWER AND
WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion, master tub and shower area (Refer to page 23 in the Home Maintenance book).



WHIRLPOOL TUB:

1. Add another screw to the access panel cover.
2. NOTE: Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly. For more information on cleaning visit www.us.kohler.com/tech/careamdcleaning/specialconsiderations.jsp.

GLAZING IN
HAZARDOUS
LOCATIONS:

Appears serviceable.

FIXTURES AND
OUTLETS:

Loose outlet noted, master bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATH
VENTILATION:

No backdraft dampers installed (*exterior section, left wall*). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3,2000 Edition).



FLOOR TYPE
CONDITION:

Tile, General condition appears serviceable.

INTERIOR

EXTERIOR / INTERIOR DOORS:

MAIN ENTRY
DOOR:

Appears serviceable.

OTHER EXTERIOR
DOORS:

Appears serviceable.

GLAZING IN
HAZARDOUS
LOCATIONS:

Appears serviceable.

INTERIOR DOORS:

1. Adjustments needed, family room (*cabinet doors*), repair as needed.
2. Adjustments needed, front right bedroom (*closet door*), repair as needed.
3. Adjustments needed to hardware, closet door (*hallway, outside master bedroom*), and playroom, repair as needed.

DOOR TO
BASEMENT:

1. Adjustments needed, repair as needed.
2. No weather stripping installed. Unconditioned air can enter the conditioned space. Any opening from a conditioned space to a non-conditioned space should be weather-stripped or sealed (see International Energy Conservation Code 502.1.4.1, 602.1.10, with Georgia Supplements and Amendments).

WINDOWS:

TYPE:

Wood, Insulated glass, Double hung.

WINDOW
CONDITION:

1. Adjustment needed to the hardware, front left bedroom (*right window*), master sitting area (*back right*), repair as needed.
2. Damage noted to the wood sash, double garage (*right window, bottom*), replace as needed.
3. Adjustments needed, **some** of the windows would not stay in a fixed position when opened fully or partially, living room (*left window*), guest bedroom (*back right*), master bedroom (*back wall, right window*), repair as needed.

STORM DOORS & WINDOWS:

DOOR & WINDOW
CONDITION: None installed.

INTERIOR WALLS:

MATERIAL TYPE: Drywall.

WALL CONDITION: 1. Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
2. Some interior walls need to be touched up / finished (*see, red stickers that were applied by client*).

INTERIOR CEILINGS:

MATERIAL TYPE: Drywall.

CEILING
CONDITION: 1. Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
2. Some ceiling areas need to be touched up / finished (*see, red stickers that were applied by client*).

CEILING FAN(S): Ceiling fan(s) is (are) operational.

STAINS/WATER DAMAGE:

STAIN GARAGE: Moisture stains noted on the floor of the double car garage (*front right*). The stains were dry at the time of the inspection. However, the stain are an indication there was a leak in the past, I recommend inquiring with the builder regarding the stains.



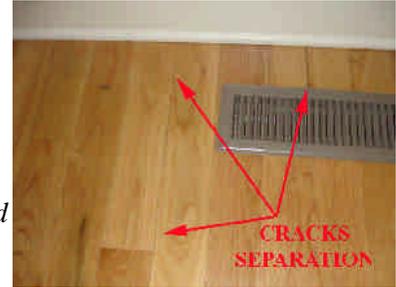
MOLD, MILDEW
MUSTY ODORS:

1. I noted a strong musty odor in the front left bedroom. Mr. and Mrs. Blanchet stated that they had also noted this condition before while looking at the home. I was unable to determine the cause of this condition, further evaluation is needed.
2. Suspect mold / mildew noted, basement area (*along the bottom of some of the floor joist, check all areas*). Some people are sensitive to mold / mildew and experience headaches, runny noses, skin rashes, nausea, sinus problems. The U.S Environmental Protection Agency has created a publication to provide information and guidance for homeowners and renters on how to clean up residential mold problems and how to prevent mold growth. The publication is titled Brief Guide to Mold, Moisture and Your Home and can be found on the Web site at www.epa.gov/iaq/molds/moldguide.html. Due to the health hazards relating to mold / mildew, I recommend it be tested by a qualified industrial hygiene company to determine the type of mold and the hazards relating to it (*Mold / Mildew testing is beyond the scope of this inspection*). After testing appropriate steps should be taken to correct the mold / mildew condition within the home.



FLOORS:

FLOOR TYPE: Carpet, Wood.
FLOOR CONDITION: 1. Scratches noted in some areas of the wood flooring, repair as needed.
2. Crack's and separation noted in some sections of the wood flooring, front entrance, and hall, repair as needed. *Note: Hardwood floors will fluctuate some due to temperature differences. However, gaps should not exceed 1/8".*
3. The wood floors appear to need one more coat of finish, apply as needed.



STAIRS & HANDRAILS/GUARDRAILS:

STAIR CONDITION: The sturdiness of the handrail / guardrail needs further evaluated for safety. Guardrails and handrails should be able to withstand 200 pounds per square foot in any direction at any point along the top. Upgrades are recommended for safety enhancement (see CODE Table R301.4, 2000 Edition).
BASEMENT STAIRS: Appears serviceable.

FIREPLACE/WOOD BURNING DEVICES:

FIREPLACE LOCATION(S): Family room, Keeping room.
FIREPLACE TYPE: Family room: Prefabricated metal with gas assist.
Keeping room: Prefabricated metal with gas logs.
FIREPLACE CONDITION: The fireplace in the keeping room was not activated at the time of the inspection (*unable to inspect, have checked before closing*).

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation.
HOME SAFETY RECOMMENDATION S:
1. Test all smoke detectors on a monthly bases, replace batteries every six months.
2. Recommend having a fire extinguisher on each level of the home, one in the Kitchen and one in the Garage.
3. Carbon monoxide detectors are devices that should be considered if fuel burning appliances are installed in the home. The Consumer Product safety commission recommends the use of at least one carbon monoxide detector per household located outside the sleeping area.
4. Test the pressure and temperature relief valve(s) on the water heater(s) once or twice a year.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

TYPE: Underground, 120/240 Volt.

SERVICE CONDITION: Appears serviceable, *however service line is not fully visible.*

MAIN DISCONNECT BREAKER LOCATION: Right side next to meter.

PANEL RATING: Two 150 Amps (300 Amps).

GROUND TYPE / CONDITION: Grounding system is present connected to a driven rod, appears serviceable.

SUBPANEL #1 LOCATION: Basement.

SUBPANEL #2 LOCATION: Basement.

BRANCH CIRCUIT PROTECTION TYPE: Circuit breakers (see pages 41, 42, 43 in the Home Maintenance book).

SUB PANEL INSPECTION NOTES:

1. Some of the breakers were in the off position at the time of the inspection, and the upstairs hallway / attic breaker was tripped. Have reason verified by a licensed electrician.



2. No Arc-Fault

Circuit-Interrupter installed for the guest bedroom. All branch circuits that supply 125-volt, single-phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedrooms should be protected by an arc-fault circuit interrupter listed to provide protection of the **entire branch circuit** (see NEC 210.12, 2002 Edition). **Definition:** *An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.*

BONDING
JUMPER(S)
CONDITION:

Loose clamp noted, hot / cold water lines (above water heaters). Grounding conductors and bonding jumpers shall be connected by exothermic welding, listed pressure connectors, listed clamps, or other listed means (see NEC 250.8, 250.102(B), 2002 Edition).



CONDUCTOR /
ENTRANCE CABLE
TYPE:

Aluminum- OK.

CONDUCTOR
BRANCH WIRING
TYPE:

Copper.

CONDUCTOR
BRANCH WIRING
CONDITION:

Open junction boxes, basement area front left (below the laundry, back wall). All boxes should have a cover, faceplate, or fixture canopy (see NEC 314.25, 2002 Edition).



SWITCHES &
OUTLETS
CONDITION:

1. No power at the upstairs hall outlet (below attic stairs). See sub-panel comments.
2. Some of the outlets are loose (see stickers, check all areas). Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

LIGHT FIXTURES
CONDITION:

1. No light fixture installed, front left bedroom, install as needed.
2. Adjustments needed to the light fixture in the master bathroom (front sink), repair as needed.
3. The switch to turn on the light fixtures above the double car garage is located in the "single" car garage.
4. Lights are not operational in some areas, single car garage, possibly due to bad bulbs or no bulbs, have them checked.
5. The light fixture outside the back door (deck level) is low. It depends on the fixture how high it should be. However, 66" is recommended from the top of the deck to the center of the mounting box. Note: If the fixture is "downward"



from the box on fixture, the box should be mounted higher.

DOORBELL
CONDITION: Doorbell operational.

EXTERIOR OUTLET
CONDITION: GFCI's, Appears serviceable (see page 43 in the Home Maintenance book).

PLUMBING

MAIN LINE, SUPPLY LINES:

MATERIAL: Plastic, *however the entire line is not visible.*

MAIN LINE
CONDITION: Appears serviceable, *however the entire line is not visible.*

SHUTOFF VALVE
LOCATION: Located in the Basement.

SHUT OFF VALVE
CONDITION: No leakage noted, but monitor in the future.

SUPPLY LINE
MATERIAL: Copper.

SUPPLY LINE
CONDITION: Appears serviceable, *however the entire lines are not visible.*

WASTE LINE
MATERIAL: Plastic.

WASTE LINE
CONDITION: Appears serviceable, *however the entire lines are not visible.*

PLUMBING VENTS: Appears serviceable, *however all vents are not fully visible.*

HOSE FAUCET
OPERATION: Sample operated, appeared serviceable.

HOSE FAUCET
SHUT OFF VALVE
LOCATION: The garden hose faucets shutoff valves are located, under bathroom sink and basement area.

WATER HEATER:

WATER HEATER
MODEL(S): Unit 1, Unit 2, Bradford-White.

TYPE: Gas.

WATER HEATER(S)
AGE: Approximate age, 2005.

BTU's / WATTS: Approximate BTU's, 40,000.

WATER HEATER
SIZE: 50 Gallons.

WATER HEATER
LOCATION: Basement.

WATER HEATER
CONDITION: Appears serviceable.

WATER HEATER
SHUTOFF VALVE:

A water shutoff valve is installed but not tested.

WATER HEATER
VENT FLUE:

Visible sections appear serviceable.

WATER HEATER
COMBUSTION AIR:

Appears serviceable.

TEMPERATURE
AND PRESSURE
RELIEF VALVE
CONDITION:

The discharge lines for the pressure temperature relief valves have more than 4 elbows. This condition does not meet the manufacturers installation instructions. Water heaters should be installed in accordance with the manufacturer's installation instructions (see Standard Plumbing Code 502.1, 504.6.1) or (see T.P.R valve installation instructions below).

NOTE: The following text has been copied off of a tag attached to a Watts Regulator Co. brand temperature and pressure relief valve. *Manufacturers instructions supersede code requirements in most codes. These instructions should correspond with most code requirements. When more stringent, the manufacturer's Instructions should be followed. This valve MUST be installed by a licensed plumbing contractor in accordance with these instructions. Repair or alteration of the valve in any way is prohibited by national safety standards/local codes. Failure to comply with these instructions can cause severe injury and property damage. Discharge line must be as short as possible and be the same size as the valve discharge connection throughout its entire length. Discharge lines must pitch downward from the valve and terminate at least 6" above a drain where any discharge will be clearly visible. The discharge line shall terminate plain, not threaded, with a material serviceable for temperatures of 250 F (121 C) or greater. Excessive length, over 30' (9.14m) or use of more than four elbow's or reducing the discharge line size will cause a restriction and reduce the discharge capacity of the valve. No shutoff valve shall be installed between the relief valve and tank, or in the discharge line.*

CATCH PAN
CONDITION:

No catch pans installed under the water heaters. When water heaters or water storage tanks are installed in attics, above ceilings or in habitable areas (where tank leakage could cause damage). **Note:** at some point in the future the basement area will be finished). A galvanized steel pan having a minimum thickness of 24 gauge, or other pans approved for such use should be installed under the water heater (see 504.7, Georgia State Amendments to the Standard Plumbing Code).



HEATING

HEATING SYSTEM DESCRIPTION:

LOCATION OF UNIT/ UNITS:	Unit 1, Unit 2, Attic, Unit 3, Basement.
MODEL(s):	Unit 1, Unit 2, Unit 3, Trane.
SYSTEM TYPE:	Unit 1, Unit 2, Unit 3, Forced Air (see pages 27, 28, 29 in the Home Maintenance book).
FUEL TYPE:	Unit 1, Unit 2, Unit 3, Natural Gas.
CAPACITY OF UNIT:	Approximate BTU's, Unit 1, 40,000, Approximate BTU's, Unit 2, 60,000, Approximate BTU's, Unit 3, 100,000.
APPROXIMATE AGE / YEAR:	Approximate age, Unit 1 and Unit 2, 2005, Unit 3 2004.

HEATING SYSTEM CONDITION:

UNIT/UNITS HEATING NOTES:	Appears operational.
BURNERS/HEAT EXCHANGERS:	Closed System - Unable to visually inspect the heat exchanger.
PUMP/BLOWER FAN:	Appears serviceable.
COMBUSTION AIR:	Appears serviceable.
FURNACE VENTING:	Appears serviceable.
AIR PLENUM:	Unit 1 (master bedroom): Some of the joints have been sealed tape which is known to peel off over time (some of the tape is peeling). Mastic is needed over the tape to prevent peeling. <i>All</i> joints should be securely fastened and sealed with welds, gaskets, mastic adhesives, mastic-plus-embedded-fabric systems or tapes (see Standard Mechanical Code 603.8). <u>Duct tape is not permitted as a sealant on any ducts</u> (see International Energy Conservation Code 503.3.3.4.3 with Georgia Supplements and Amendments).
AIR FILTERS TYPE / CONDITION:	Washable, Appear serviceable.
AIR FILTER LOCATION(S):	In the blower compartment of the furnace.
NORMAL CONTROLS:	Appear serviceable.
GENERAL SUGGESTIONS:	I recommend having your system service annually (indoor / outdoor units) by a licensed Heating and Air Conditioning contractor - change filter(s) every 30 to 60 days. For more information on filters (see page 28, in the Home Maintenance book).



AIR CONDITIONING

AIR CONDITIONING:

LOCATION(S):	Right side.
MODEL:	Unit 1, Unit 2, Unit 3, Trane.
TYPE:	Unit 1, Unit 2, Unit 3, Central, Electric.
A/C CONDITION:	The outside air temperature was below 65 degrees. When this condition exist it's not recommend the system be turned on because of the possibility of damaging the compressor.
POWER SOURCE:	240 Volt.
ELECTRICAL DISCONNECT TYPE / CONDITION:	Electrical disconnect present, breaker, appears serviceable.
COMPRESSOR AGE:	Unit 1, Unit 2, Unit 3, Approximate age, 2005.
CAPACITY OF UNIT:	Unit 1, 1.5 Ton, Unit 2, 2 Ton, Unit 3, 3.5 Ton.
REFRIGERANT LINE(S) CONDITION:	Appears serviceable, however entire lines are not visible.
CONDENSATE LINE(S):	Appears serviceable, however not fully visible.

DUCTWORK:

DUCTWORK TYPE:	Flexible Round, Insulated sheet metal.
DUCTWORK CONDITION:	The ductwork was poorly installed in some areas, main attic (<i>back left above the master bedroom, kinks noted</i>), check all sections. The flexible duct runs should be installed as straight as possible and they should be cut to length. Kinked turns, coils and loops will create unnecessary pressure losses and reduce air flow. See flexible ductwork installation standards at the end of the report.



REGISTERS / AIR SUPPLY:	Debris noted in the construction registers, clean as needed.
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ATTIC AND INSULATION

ATTIC & INSULATION:

ATTIC ENTRANCE LOCATION:	Hallway, upstairs, Closet, upstairs, Garage.
ACCESSIBILITY:	Pull down stairs, Doors.
METHOD USED TO OBSERVE:	Entered Accessible areas, attic insulation restricted viewing.
ATTIC FRAMING TYPE:	Conventional framing, Rafter Framing, 2X6 @ 16" O/C, Joist Framing, 2X8 @ 16" O/C.
FRAMING CONDITION:	Cracked rafter noted, main attic (<i>left side, above the master bathroom</i>). I recommend adding additional support. Roof framing should be capable of supporting all loads imposed and should transmit the resulting loads to its supporting structural elements (see CODE R801.2,2000 Edition).
PURLIN CONDITION:	Appears serviceable.
STRUTS CONDITION:	Appears serviceable.
ROOF SHEATHING:	Appears serviceable.
FIRE STOPPING:	Visible areas appear serviceable.

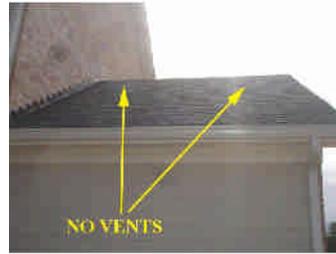


ATTIC VENTILATION / INSULATION:

VENT TYPE:	Soffit vent, Gable louvers, Power ventilator.
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VENT CONDITION:

No vents provided in the upper portion of the attic above the "front" master closet, master sitting area, and single garage. The total net free ventilating area should not be less than 1 to 150 of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilation area is provided by ventilators located in



the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents (see CODE R806.2, 2000 Edition). *In my opinion ridge vents would function best in these areas.*

INSULATION TYPE

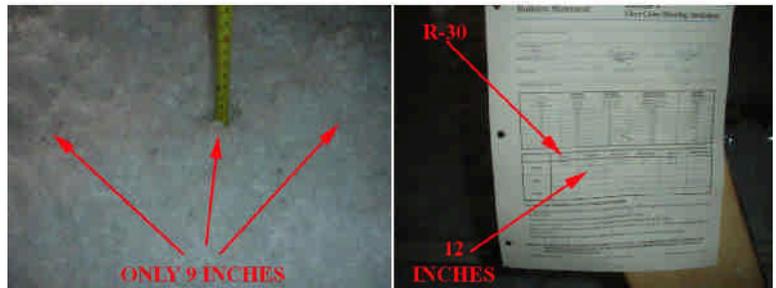
:

Fiberglass batts, Fiberglass- Blown.

DEPTH:

9 to 12 inches.

INSULATION
CONDITION:



INSULATION
CONDITION:

1. Sections of insulation missing or loose, attic / storage area off the master closet (*left side, back wall*), main attic (*under plywood platform, area next to the pull down stairs*).



2. Only R-19 batts installed in the "flat" ceiling area above the master bathroom (*front area*). Have the right and left areas above the master sitting area checked for R-30 batts.



3. Only 9 inches of insulation installed (*check all areas for adequate insulation*). The insulation certification card call's for 12 inches for R-30. The card is to verify the attic has the proper amount of insulation. The insulation installer shall provide a signed and dated certification for the insulation installed, listing the type of insulation, the manufacturer and the R-value (see International Energy Conservation Code

- 102.5.1, 601.3.1 with Georgia Supplements and Amendments).
3. Only R-13 insulation installed in **some** of the attic kneewall(s), off the master closet and **some** of the walls in the main attic. All attic kneewalls should have R-19 insulation installed.
 4. R-19 insulation installed in the 2x4 kneewalls (*area off the master closet and main attic*). This is the correct "R" value to have. However, 2x4 walls are not designed for R-19 insulation only R-13 (*see Insulating Attic Kneewalls in Georgia, 2x4 Wall Construction*) and (see Georgia State Supplements and Amendments to the 2000 International Energy Conservation Code, Table 502.2.1). **DEFINITION: Attic kneewall.** (*Any vertical or near-vertical wall in the building envelope that has conditioned space on one side and unconditioned attic space on the other*).
 5. No rigid insulation installed, doors to the attic / storage areas off the master closet (see International Energy Conservation Code 502.1.4.2 or Infiltration Control Detail # 16, GA Amendments).
 6. No backer rod / spray foam (*appropriate for window /doors*) installed between the attic door(s) (*off the master closet*) and the rough opening (see International Energy Conservation Code 502.1.4.2 or Infiltration Control Detail # 16, GA Amendments).

ATTIC VENTILATION GARAGE:

ATTIC STAIR
 CONDITION: Adjustments needed to the pull down stairs (*not closing properly*), repair as needed.

GARAGE - CARPORT

GARAGE/CARPORT:

TYPE/LOCATION: Drive under garage, Attached, Three car (see page 58 in the Home Maintenance book).

FLOOR
 CONDITION: Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.



CEILING TYPE &
 CONDITION: Drywall, General condition appears serviceable.

WALL TYPE &
 CONDITION: Drywall, Appears serviceable.

SWITCHES/
 FIXTURES/
 OUTLETS: Appear serviceable.

DOOR TO LIVING SPACE:
VEHICLE DOOR:

Appears serviceable.
The two "top" rollers are damaged (*single car garage*), replace / repair as needed.



AUTOMATIC OPENER:
AUTOMATIC REVERSE:

Automatic door opener(s)- operational.
Automatic reverse feature is, operational.

GARAGE GIRDERS/BEAMS MEMBERS:

GIRDERS/BEAM TYPE:
GIRDER/BEAM CONDITION:
TOP PLATES:
SILL PLATE ANCHORS:
HEADER TYPE:
VERTICAL SUPPORTS TYPE:
OTHER OBSERVATIONS:

Wood.
Appears serviceable.
Not Visible.
Not Visible.
Not Visible.
Not Visible.
Loose bricks noted, single car garage, repair as needed.



BASEMENT

BASEMENT:

ACCESSIBILITY:	Basement is fully accessible.
METHOD USED TO OBSERVE:	Viewing was restricted by, exterior wall insulation, ductwork.
WALL TYPE:	Conventional framing with, 2x6 @ 16" O/C.
WALL CONDITION:	Appears serviceable (<i>however the exterior wall insulation restricts viewing</i>).
TOP PLATES:	Appears serviceable.
SILL PLATE ANCHORS:	<p>No sill plate anchors straps installed at the end of (some) of the sill plates. The sill plate's should be anchored to the foundation with 1/2-inch diameter bolts placed 6 feet on center and not more than 12 inches from corners. Exception: Metal straps installed in accordance with the manufacturer's installation instructions. Simpson MAB anchors, or equal, are required not more than 42" O.C and should be located no more than 12" from each end of sill plate and have a minimum of six nails per anchor (see CODE R403.1.6, 2000 Edition, or GA Amendments). Appropriate hilti power fasteners should be used in the areas where there are not anchors / straps to secure the sill plate to the foundation. Fasteners for pressure preservative wood should be of hot-dipped galvanized steel, stainless steel, silicone bronze or copper (see CODE R323.3, 2000 Edition).</p>
HEADER TYPE:	Wood.
HEADER CONDITION:	Appears serviceable.
FLOOR JOISTS/ TYPE:	Open-Web Trusses, 16" @ 24" O/C.
OPEN-WEB TRUSS CONDITION:	<p>1. See mold / mildew comments.</p> <p>2. The floor joist below the family room have 2x4's and plywood added to the sides. Generally, when trusses are cracked or damaged this is a common repair. I was unable to locate any damaged or cracked trusses. However, I recommend you inquire with the builder or with the floor joist manufacturer as to why the plywood and 2x4's were added.</p>



FOUNDATION
WALLS: TYPE:
FOUNDATION
WALLS:
CONDITION:

Concrete.

Cracks noted in the exposed wall area (**check all areas**). I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.



BASEMENT
INSULATION:

Installed, in the wall(s).
Areas with no insulation installed, front left (*below laundry*), right side (*area below the living room*), install as needed (check the entire basement area), (see International Energy Conservation Code 502.2.2.1.6, 602.1.5, with Georgia Supplements and Amendments, Table 502.2.1).



BASEMENT FLOOR
CONDITION:

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.



BASEMENT/
FIXTURES/
OUTLETS:
FIRE STOPPING:
BASEMENT
MOISTURE
CONDITION:

GFCI's, Appear serviceable (see page 43 in the Home Maintenance book).

Appears serviceable.

See mold / mildew comments.

SUMP PUMP:

CONDITION:

None.

REPORT SUMMARY

This report summary is provided as a tool to aid the client in reviewing some findings of the home inspection. This summary is not meant to provide detailed findings from the actual report. This summarized list is not presented in any priority of significance for acceptable or unacceptable findings noticed during the inspection. It is not a stand alone document and should only be viewed in the context for which it was written - to summarize some findings of the home inspection. This report summary should always be accompanied by the full home inspection report.

PRIORITY ITEMS:

(ITEMS THAT NEED ATTENTION / CORRECTION).

RETAINING WALLS:

RETAINING WALL CONDITION:

No guardrail installed on the top of the retaining wall (*left side of driveway*). The top of the wall is located more than 30" above the finished grade. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below should have guardrails not less than 36" in height (see CODE R316.1, 2000 Edition). *Note: A railing is installed on the front wall.*

GRADING:

FRONT GRADE:

1. Soil settlement / movement noted. This is a good indication the soil was properly compacted. Backfill should be placed in 6" to 8" layers and tamped to consolidate the fill, to remove / prevent voids where water might collect.
2. Very wet section of sod noted (*right side, below the lower retaining wall*). I was unable to determine what is causing this condition. It's possible one or more of the sprinkler lines are damaged or leaking, further evaluation is needed.
3. The grade is flat next to the foundation. Final grade should have a downward slope away from the home along all sides of the foundation walls / slabs. The final grade should provide a minimum slope of 6 inches within the first 10 feet.
Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales should be provided to ensure drainage away from the structure (see CODE R401.3, 2000 Edition).

RIGHT GRADE:

1. The sod around the storm drain is damaged, repair as needed.
2. The cover over the storm drain needs to be anchored in place. This is recommended for safety enhancement.

FRONT PATIO/PORCH:

VERTICAL SUPPORT CONDITION:

The vertical supports (*4x4's inside*) are not secured at the base. Vertical supports should be restrained to prevent lateral displacement at the bottom (see CODE R407.3, 2000 Edition).

PORCH , STAIR(S) CONDITION:

Settlement cracks noted, repair and monitor all cracks in the future.

REAR PATIO/PORCH:

PATIO/PORCH CON, CONDITION:

1. *See termite comments.*
2. Low areas noted, this condition will typically allow water to accumulate in heavy rains (*standing water at time of the inspection*). *See gutter comments.*

DECKS:

DECK CONDITION:

Rust and corrosion starting to accrue (*bolts, joist hangers and flashing*). The Environmental Protection Agency (EPA) banned chromated copper arsenate (CCA) as a preservative for wood intended for residential use (*except for the lumber that is used in permanent wood foundations*). Some of the new treated lumber products that are now being used are more corrosive than CCA, which means installers have to adjust their fastener and connector use to ensure that the metals do not rust or corrode. The switchover from CCA for most residential use officially began on Jan. 1, 2004. At that point, treatment manufacturers ceased production, although remaining inventories can still be stocked, sold, and installed until

supplies run out. Builders across the country have switched from the treated lumber mainstay to new alternative treated products for decks, sill plates, and other applications. Taking CCA's place as a preservative are two waterborne compounds: alkaline copper quat (ACQ types B and D) and copper azole (CBA-A, CA-B). Sold under the trade names Preserve, Nature Wood, and Natural Select. These EPA-approved low-toxicity pesticides resist bugs, mold, and rot as effectively as CCA.

But while the new lumber has proven as effective against bugs and decay as CCA, testing shows that ACQ and copper azole are more corrosive than CCA, raising concerns about how fasteners and hardware will hold up over time. Before the official phase-out began, lumber treaters, fastener manufacturers, and other industry groups began ramping up efforts to educate installers, dealers, and the rest of the industry on the appropriate fasteners and hardware for the new materials. Generally, treatment manufacturers are recommending a minimum of stainless steel fasteners or hot-dipped galvanized fasteners that meet ASTM A153 standards and connectors that meet ASTM A653 Class G185 sheet or better, as well as fasteners tested and recommended by individual fastener manufacturers. *See Southern Pine Advisory at the end of the report.*

VERTICAL SUPPORT CONDITION:

1. See deck condition, regarding deck fasteners.
2. The "4x4" vertical supports (*under the stairs*) are not secured at the base. Vertical supports should be restrained to prevent lateral displacement at the bottom (see CODE R407.3, 2000 Edition).

DECK, STAIR(S) CONDITION:

1. The handrail(s) are not the correct size. Handrails that are 2x4's or larger are difficult to grip. Handrails should have either a circular cross section with a diameter of 1 1/4" to 2", or a noncircular cross section with a perimeter dimension of at least 4" but not more than 6 1/4" and a largest cross section dimension not exceeding 2 3/4". Edges shall have a minimum radius of 1/8" (see CODE R315.2, 2000 Edition and GA Amendments).
2. The sturdiness of the handrail / guardrail needs further evaluated for safety. Guardrails and handrails should be able to withstand 200 pounds per square foot in any direction at any point along the top (see CODE Table R301.4, 2000 Edition).

WALLS:

FIBER CEMENT SIDING CONDITION:

Loose section of siding noted, back wall (*outside master sitting area, below window*). All exterior walls should be covered with approved materials designed and installed to provide a barrier against the weather and insects to enable environmental control of the interior spaces (see CODE R703.1, 2000 Edition).

BRICK CONDITION:

1. Cracks noted in the brick, left wall (*above the back garage door*). I recommend cracks be evaluated and repaired by a qualified contractor, after the repairs are performed recommend monitoring all cracks in the future if cracks increase or reappear consult with a structural engineer.
2. No slope provided on the brick at "*some*" of the window sills. All brick at the window sill's should have a slope of 15 degrees min (see Figure R703.7, 2000 Edition or Window Sill Detail).
3. No weepholes provided in *some sections* of the brick veneer, left wall (*below master closet window, check all areas*). Weepholes should be provided along the bottom (*above the first course of brick*), above **all** headers and below **all** window sills a maximum spacing of 33 inches on center and should be 3/16 inch in diameter (see CODE R703.7.6 / Figure R703.7, 2000 Edition).

EXTERIOR PAINT:

1. Ladder marks noted on the wall, back (*above master bedroom window*).
2. Gap noted between the window sill and the brick, front wall (*foyer window*), seal as needed.
3. Some sections of the siding / trim are not painted, front porch (*left side, soffit area outside the master closet, back wall, area outside the master bedroom*).
4. Some of the siding penetrations were sealed with a foam sealer. Most foam sealers are UV sensitive and the sunlight is or will deteriorate the material. Either protect the sealer from the sunlight or replace.
5. Caulking is needed, around the side jams of the windows, where the window trim comes in contact with the stone (*check all windows*).
6. The exterior door thresholds need to be sealed (*gaps noted*). All corner boards, vents, wires, pipes, electrical boxes, etc; should be sealed to prevent moisture entry and air leakage (see International Energy Conservation Code 502.1.4.2 or Infiltration Control Detail # 19, GA Amendments).

TRIM:

TRIM CONDITION:

1. Section of trim damaged, double car garage (*back door, top*), replace as needed.
2. Loose shutter noted, front wall (*front right bedroom, right side*), repair as needed.
3. Some of the corner boards are in contact with the concrete, back porch (*condition conducive to termite infestation*). All lumber in contact with the foundation / slab should be pressure treated (see CODE R323.1 # 7, 2000 Edition). All wood trim should be a minimum of 6" above grade (see CODE R323.1 # 5, 2000 Edition). *Note: See termite comments.*

FLASHING DOORS/WINDOWS:

FLASHING CONDITION:

The flashing above the basement door was not installed properly. The flashing should extend out past the top edge of the door / window trim by 1/4" and turn down at a 45 degree angle. Approved corrosion-resistive flashing should be installed over the exterior doors and windows (see CODE R703.8, 2000 Edition). *See other doors and window.*

FUEL SYSTEMS:

METER/TANK LOCATION-CONDITION:

Corrosion / Rust noted on the gas piping, next to the meter, prime/paint as needed with a paint suitable for metal. Aboveground outside piping should be protected from physical damage / corrosion by coating or wrapping with an inert material (see 404.7, Standard Gas Code).

WATER METER LOCATION:

The cover is missing off the meter, install as needed.

TERMITE / PESTS

SUBTERRANEAN TERMITE CONTROL:

The wall cladding (*back porch*) is in contact with the concrete / stone (*no 2" space*). In areas favorable to termite damage as established by Table R301.2(1), methods of protection shall be by chemical soil treatment, pressure preservative treated wood in accordance with the AWPA standards listed in Section R321.1, naturally termite-resistant wood or physical barriers (such as metal or plastic termite shields), or any combination of these methods. Clearance between exterior wall cladding (except masonry veneer) and the top of the finished grade shall be at least 6 inches, and a 2 inch clear inspections space is required between the bottom of the wall cladding and the top of paved areas, e.g. driveway, footpath, patio (see CODE R324.1, and GA Amendments).

ROOF SYSTEM:

ROOF COVERING STATUS:

1. Some of the shingles are overhanging the fascia board, back (*right side, outside the master sitting area*).
2. Incorrect nailing noted, main roof (*back right, next to ridge, exposed nails heads*). Some of the nail(s) are not being protected / covered by the upper adjacent course of shingles. A minimum of four nails per shingle is recommended. Two of the nails should be placed approximately 1" in from each end; the other two should be placed directly (5/8") above the center of each cut-out (see CODE R905.2.5 / R905.2.6, 2000 Edition or Manufacturer's printed instructions). I recommend the entire roof area be checked for incorrect nailing of the shingles.
3. Damage / cracked shingles noted, roof above the single garage (*back right*). Damaged shingles could turn into a roof leak. All damaged shingles should be replaced. Roof shingles should provide a barrier against the weather to protect its supporting elements and structure beneath (see CODE R903.1, 2000 Edition).

EXPOSED FLASHING:

FLASHING CONDITION:

Nails noted in the exposed areas of the flashing, roof vent(s), furnace vent(s), plumbing vent(s). Nails should not be used in the exposed areas of the flashing. If and when nails are used, the nail heads should have asphalt plastic cement applied over them. Flashing against vertical walls, as well as soil stack, vent pipe and chimney flashing, should be applied according to asphalt shingle manufacturer's printed instructions. Flashing should be installed in such manner as to prevent moisture from entering (see CODE R903.2, 2000 Edition or the shingle Manufacturer's printed instructions).

GUTTERS & DOWNSPOUTS:

GUTTER CONDITION:

1. Debris in gutter(s), recommend having the gutters cleaned.
2. End missing off the downspout, back right corner. *See back porch comments.*
3. Damaged section of gutter, front (*above the single garage, left side*), replace as needed.
4. I recommend routing all the downspouts away from the building. This will help with drainage around the foundation.

KITCHEN:

STOVE / OVEN, TYPE / CONDITION:

The breaker(s) for the stove / oven, were in the "OFF" position at the time of the inspection (*could not be tested*). Have them turned "ON" and checked before closing.

VENTILATION TYPE AND CONDITION:

The downdraft would not respond to normal operating controls, repair / replace as needed.

DISHWASHER CONDITION:

The dishwasher is not secured to the counter top, repair as needed.

COUNTER AND CABINET CONDITION:

Caulking / re-grouting is needed, where the counter top / backsplash comes in contact with each other.

SWITCHES/FIXTURES/OUTLETS:

Some of the outlets are loose (*see stickers*). Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

LAUNDRY:

ELECTRICAL OUTLETS:

The 120 outlet is loose. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

Adjustments needed (*guest bathroom*), water is flowing to the tub faucet and the shower head at the same time, repair as needed.

TUB/SHOWER AND WALLS:

The tub is damaged / chipped, guest bathroom, repair / replace as needed.

FIXTURES AND OUTLETS:

Loose outlet noted, guest bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATH VENTILATION:

No backdraft damper installed (*exterior section, right wall*). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3, 2000 Edition).

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

Adjustments needed (*Jack / Jill bathroom*), water is flowing to the tub faucet and the shower head at the same time, repair as needed.

TUB/SHOWER AND WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion, Jack / Jill bathroom (Refer to page 23 in the Home Maintenance book).

FIXTURES AND OUTLETS:

Loose outlet noted, Jack / Jill bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATH VENTILATION:

No backdraft damper installed (*exterior section*). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3, 2000 Edition).

BATHROOM DOOR(S):

Adjustments needed, Jack / Jill bathroom (*door to front bedroom*), repair as needed.

BATHROOM AREA:

FIXTURES AND OUTLETS:

Loose outlet noted, front left bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATH VENTILATION:

No backdraft damper installed (*exterior section*). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3, 2000 Edition).

BATHROOM AREA:

TUB/SHOWER AND WALLS:

Caulking and/or re-grouting is needed to prevent water intrusion, master tub and shower area (Refer to page 23 in the Home Maintenance book).

WHIRLPOOL TUB:

1. Add another screw to the access panel cover.
2. NOTE: Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly. For more information on cleaning visit www.us.kohler.com/tech/careamdcleaning/specialconsiderations.jsp.

FIXTURES AND OUTLETS:

Loose outlet noted, master bathroom. Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

BATH VENTILATION:

No backdraft dampers installed (*exterior section, left wall*). All exhaust vents should be equipped with a backdraft damper (see CODE R303.3, 2000 Edition).

EXTERIOR / INTERIOR DOORS:

INTERIOR DOORS:

1. Adjustments needed, family room (*cabinet doors*), repair as needed.
2. Adjustments needed, front right bedroom (*closet door*), repair as needed.
3. Adjustments needed to hardware, closet door (*hallway, outside master bedroom*), and playroom, repair as needed.

DOOR TO BASEMENT:

1. Adjustments needed, repair as needed.
2. No weather stripping installed. Unconditioned air can enter the conditioned space. Any opening from a conditioned space to a non-conditioned space should be weather-stripped or sealed (see International Energy Conservation Code 502.1.4.1, 602.1.10, with Georgia Supplements and Amendments).

WINDOWS:

WINDOW CONDITION:

1. Adjustment needed to the hardware, front left bedroom (*right window*), master sitting area (*back right*), repair as needed.
2. Damage noted to the wood sash, double garage (*right window, bottom*), replace as needed.
3. Adjustments needed, **some** of the windows would not stay in a fixed position when opened fully or partially, living room (*left window*), guest bedroom (*back right*), master bedroom (*back wall, right window*), repair as needed.

INTERIOR WALLS:

WALL CONDITION:

1. Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
2. Some interior walls need to be touched up / finished (*see, red stickers that were applied by client*).

INTERIOR CEILINGS:

CEILING CONDITION:

1. Nail pops noted, repair as needed (refer to page 45 in the Home Maintenance Booklet).
2. Some ceiling areas need to be touched up / finished (*see, red stickers that were applied by client*).

STAINS/WATER DAMAGE:

STAIN GARAGE:

Moisture stains noted on the floor of the double car garage (*front right*). The stains were dry at the time of the inspection. However, the stain are an indication there was a leak in the past, I recommend inquiring with the builder regarding the stains.

MOLD, MILDEW MUSTY ODORS:

1. I noted a strong musty odor in the front left bedroom. Mr. and Mrs. Blanchet stated that they had also noted this condition before while looking at the home. I was unable to determine the cause of this condition, further evaluation is needed.
2. Suspect mold / mildew noted, basement area (*along the bottom of some of the floor joist, **check all areas***). Some people are sensitive to mold / mildew and experience headaches, runny noses, skin rashes, nausea, sinus problems. The U.S Environmental Protection Agency has created a publication to provide information and guidance for homeowners and renters on how to clean up residential mold problems and how to prevent mold growth. The publication is titled Brief Guide to Mold, Moisture and Your Home and can be found on the Web site at www.epa.gov/iaq/molds/moldguide.html. Due to the health hazards relating to mold / mildew, I recommend it be tested by a qualified industrial hygiene company to determine the type of mold and the hazards relating to it (*Mold / Mildew testing is beyond the scope of this inspection*). After testing appropriate steps should be taken to correct the mold / mildew condition within the home.

FLOORS:

FLOOR CONDITION:

1. Scratches noted in some areas of the wood flooring, repair as needed.
2. Crack's and separation noted in some sections of the wood flooring, front entrance, and hall, repair as needed. **Note:** *Hardwood floors will fluctuate some due to temperature differences. However, gaps should not exceed 1/8".*
3. The wood floors appear to need one more coat of finish, apply as needed.

STAIRS & HANDRAILS/GUARDRAILS:

STAIR CONDITION:

The sturdiness of the handrail / guardrail needs further evaluated for safety. Guardrails and handrails should be able to withstand 200 pounds per square foot in any direction at any point along the top. Upgrades are recommended for safety enhancement (see CODE Table R301.4, 2000 Edition).

ELECTRICAL SERVICE:

SUB PANEL INSPECTION NOTES:

1. Some of the breakers were in the off position at the time of the inspection, and the upstairs hallway / attic breaker was tripped. Have reason verified by a licensed electrician.
2. No Arc-Fault Circuit-Interrupter installed for the guest bedroom. All branch circuits that supply 125-volt, single-phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedrooms should be protected by an arc-fault circuit interrupter listed to provide protection of the **entire branch circuit** (see NEC 210.12, 2002 Edition). **Definition:** *An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.*

BONDING JUMPER(S) CONDITION:

Loose clamp noted, hot / cold water lines (*above water heaters*). Grounding conductors and bonding jumpers shall be connected by exothermic welding, listed pressure connectors, listed clamps, or other listed means (see NEC 250.8, 250.102(B), 2002 Edition).

CONDUCTOR BRANCH WIRING CONDITION:

Open junction boxes, basement area front left (*below the laundry, back wall*). All boxes should have a cover, faceplate, or fixture canopy (see NEC 314.25, 2002 Edition).

SWITCHES & OUTLETS CONDITION:

1. No power at the upstairs hall outlet (*below attic stairs*). See sub-panel comments.
2. Some of the outlets are loose (*see stickers, check all areas*). Receptacles should be mounted in boxes or assemblies designed for the purpose, and such boxes or assemblies should be securely fastened in place (see NEC 406.4(A) through (F), 2002 Edition).

LIGHT FIXTURES CONDITION:

1. No light fixture installed, front left bedroom, install as needed.

2. Adjustments needed to the light fixture in the master bathroom (*front sink*), repair as needed.
3. The switch to turn on the light fixtures above the double car garage is located in the "single" car garage.
4. Lights are not operational in some areas, single car garage, possibly due to bad bulbs or no bulbs, have them checked.
5. The light fixture outside the back door (*deck level*) is low. It depends on the fixture how high it should be. However, 66" is recommended from the top of the deck to the center of the mounting box. *Note: If the fixture is "downward" from the box on fixture, the box should be mounted higher.*

WATER HEATER:

TEMPERATURE AND PRESSURE RELIEF VALVE CONDITION:

The discharge lines for the pressure temperature relief valves have more than 4 elbows. This condition does not meet the manufacturers installation instructions. Water heaters should be installed in accordance with the manufacturer's installation instructions (see Standard Plumbing Code 502.1, 504.6.1) or (see T.P.R valve installation instructions below).

NOTE: The following text has been copied off of a tag attached to a Watts Regulator Co. brand temperature and pressure relief valve. *Manufacturers instructions supersede code requirements in most codes. These instructions should correspond with most code requirements. When more stringent, the manufacturer's Instructions should be followed. This valve MUST be installed by a licensed plumbing contractor in accordance with these instructions. Repair or alteration of the valve in any way is prohibited by national safety standards/local codes. Failure to comply with these instructions can cause severe injury and property damage. Discharge line must be as short as possible and be the same size as the valve discharge connection throughout its entire length. Discharge lines must pitch downward from the valve and terminate at least 6" above a drain where any discharge will be clearly visible. The discharge line shall terminate plain, not threaded, with a material serviceable for temperatures of 250 F (121 C) or greater. Excessive length, over 30' (9.14m) or use of more than four elbow's or reducing the discharge line size will cause a restriction and reduce the discharge capacity of the valve. No shutoff valve shall be installed between the relief valve and tank, or in the discharge line.*

CATCH PAN CONDITION:

No catch pans installed under the water heaters. When water heaters or water storage tanks are installed in attics, above ceilings or in habitable areas (*where tank leakage could cause damage. Note: at some point in the future the basement area will be finished*). A galvanized steel pan having a minimum thickness of 24 gauge, or other pans approved for such use should be installed under the water heater (see 504.7, Georgia State Amendments to the Standard Plumbing Code).

HEATING SYSTEM CONDITION:

AIR PLENUM:

Unit 1 (master bedroom): Some of the joints have been sealed tape which is known to peel off over time (some of the tape is peeling). Mastic is needed over the tape to prevent peeling. *All* joints should be securely fastened and sealed with welds, gaskets, mastic adhesives, mastic-plus-embedded-fabric systems or tapes (see Standard Mechanical Code 603.8). *Duct tape is not permitted as a sealant on any ducts* (see International Energy Conservation Code 503.3.3.4.3 with Georgia Supplements and Amendments).

DUCTWORK:

DUCTWORK CONDITION:

The ductwork was poorly installed in **some** areas, main attic (*back left above the master bedroom, kinks noted*), check all sections. The flexible duct runs should be installed as straight as possible and they should be cut to length. Kinked turns, coils and loops will create unnecessary pressure losses and reduce air flow. *See flexible ductwork installation standards at the end of the report.*

REGISTERS / AIR SUPPLY:

Debris noted in the construction registers, clean as needed.

ATTIC & INSULATION:

FRAMING CONDITION:

Cracked rafter noted, main attic (*left side, above the master bathroom*). I recommend adding additional support. Roof framing should be capable of supporting all loads imposed and should transmit the resulting loads to its supporting structural elements (see CODE R801.2,2000 Edition).

ATTIC VENTILATION / INSULATION:

VENT CONDITION:

No vents provided in the upper portion of the attic above the "front" master closet, master sitting area, and single garage. The total net free ventilating area should not be less than 1 to 150 of the space ventilated except that the total area is

permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilation area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents (see CODE R806.2, 2000 Edition). *In my opinion ridge vents would function best in these areas.*

INSULATION CONDITION:

1. Sections of insulation missing or loose, attic / storage area off the master closet (*left side, back wall*), main attic (*under plywood platform, area next to the pull down stairs*).
2. Only R-19 batts installed in the "flat" ceiling area above the master bathroom (*front area*). Have the right and left areas above the master sitting area checked for R-30 batts.
3. Only 9 inches of insulation installed (*check all areas for adequate insulation*). The insulation certification card call's for 12 inches for R-30. The card is to verify the attic has the proper amount of insulation. The insulation installer shall provide a signed and dated certification for the insulation installed, listing the type of insulation, the manufacturer and the R-value (see International Energy Conservation Code 102.5.1, 601.3.1 with Georgia Supplements and Amendments).
3. Only R-13 insulation installed in **some** of the attic kneewall(s), off the master closet and **some** of the walls in the main attic. All attic kneewalls should have R-19 insulation installed.
4. R-19 insulation installed in the 2x4 kneewalls (*area off the master closet and main attic*). This is the correct "R" value to have. However, 2x4 walls are not designed for R-19 insulation only R-13 (*see Insulating Attic Kneewalls in Georgia, 2x4 Wall Construction*) and (see Georgia State Supplements and Amendments to the 2000 International Energy Conservation Code, Table 502.2.1). **DEFINITION: Attic kneewall.** (*Any vertical or near-vertical wall in the building envelope that has conditioned space on one side and unconditioned attic space on the other*).
5. No rigid insulation installed, doors to the attic / storage areas off the master closet (see International Energy Conservation Code 502.1.4.2 or Infiltration Control Detail # 16, GA Amendments).
6. No backer rod / spray foam (*appropriate for window /doors*) installed between the attic door(s) (*off the master closet*) and the rough opening (see International Energy Conservation Code 502.1.4.2 or Infiltration Control Detail # 16, GA Amendments).

ATTIC STAIR CONDITION:

Adjustments needed to the pull down stairs (*not closing properly*), repair as needed.

GARAGE/CARPORT:

FLOOR CONDITION:

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.

VEHICLE DOOR:

The two "top" rollers are damaged (*single car garage*), replace / repair as needed.

GARAGE GIRDERS/BEAMS MEMBERS:

OTHER OBSERVATIONS:

Loose bricks noted, single car garage, repair as needed.

BASEMENT:

SILL PLATE ANCHORS:

No sill plate anchors / straps installed at the end of (**some**) of the sill plates. The sill plate's should be anchored to the foundation with 1/2-inch diameter bolts placed 6 feet on center and not more than 12 inches from corners. **Exception:** Metal straps installed in accordance with the manufacturer's installation instructions. Simpson MAB anchors, or equal, are required not more than 42" O.C and should be located no more than 12" from each end of sill plate and have a minimum of six nails per anchor (see CODE R403.1.6, 2000 Edition, or GA Amendments). Appropriate hilti power fasteners should be used in the areas where there are not anchors / straps to secure the sill plate to the foundation. Fasteners for pressure preservative wood should be of hot-dipped galvanized steel, stainless steel, silicone bronze or copper (see CODE R323.3, 2000 Edition).

OPEN-WEB TRUSS CONDITION:

1. *See mold / mildew comments.*

2. The floor joist below the family room have 2x4's and plywood added to the sides. Generally, when trusses are cracked or damaged this is a common repair. I was unable to locate any damaged or cracked trussed. However, I recommend you inquire with the builder or with the floor joist manufacturer as to why the plywood and 2x4's were added.

FOUNDATION WALLS: CONDITION:

Cracks noted in the exposed wall area (**check all areas**). I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.

BASEMENT INSULATION:

Areas with no insulation installed, front left (*below laundry*), right side (*area below the living room*), install as needed (check the entire basement area), (see International Energy Conservation Code 502.2.2.1.6, 602.1.5, with Georgia Supplements and Amendments, Table 502.2.1).

BASEMENT FLOOR CONDITION:

Cracks noted in the exposed floor area. I recommend cracks be sealed and monitored for further movement. If cracks reappear or get larger, consult with a structural engineer.

SUPPLEMENTARY ITEMS:

(ADDITIONAL OBSERVATIONS).

DRIVEWAY:

DRIVE CONDITION:

1. Remove all the 1x4 forms, right side (*top*).
2. Cracks noted are typical, recommend monitoring all cracks in the future. **NOTE:** *I recommend you monitor for voids in the future (especially next to the garage area).*

LAUNDRY:

DRYER VENTING:

Dryer venting is provided, visible portion appear serviceable. **NOTE:** *Lint can built-up in the dryer vent over time, recommend it be cleaned on a yearly basis.*

CATCH PAN:

No pan provided for under the washing machine, its not required only recommended.

FIREPLACE/WOOD BURNING DEVICES:

FIREPLACE CONDITION:

The fireplace in the keeping room was not activated at the time of the inspection (*unable to inspect, have checked before closing*).

AIR CONDITIONING:

A/C CONDITION:

The outside air temperature was below 65 degrees. When this condition exist it's not recommend the system be turned on because of the possibility of damaging the compressor.

I recommend that all repairs be performed by qualified, licensed contractors in their particular disciplines.

I would like to thank you for choosing my Home Inspection Service to perform the inspection on your new home. I hope that the enclosed information is helpful to you. And I would also like to wish you happiness, peace and joy in your new home.

If there are any questions regarding the report or if I can be of any assistance, please feel free to call me.

Sincerely,

Duffy Home Inspection Service

Eugene Duffy

Inspector